

**13 Charlotte Street, Ayr, Qld 4807**

**Raine&Horne.**

**House For Sale**

Tuesday, 11 June 2024

13 Charlotte Street, Ayr, Qld 4807

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 809 m2**

**Type: House**



Carla Healy  
0747835695

**\$189,000 NEG**

New to market is this lowset 3-bedroom family home on a lush 809m<sup>2</sup> town block... Great location with Schools, Medical facilities, and CBD minutes away... A front patio greets you before entry... Within there is an air-conditioned open plan layout with ample room in the living and dining before proceeding into the kitchen which offers bench, prep and storage... All three bedrooms are good in size, fanned for everyone's comfort with master offering air-conditioning and are conveniently located near the bathroom amenities which offer shower recess, vanity, and separate toilet... Laundry facilities complete this neat and tidy home...There is a lush and generous fenced backyard available for all to enjoy... This property is great for the first home buyer or ideal to add to an Investment portfolio... Currently tenanted and rented at \$250.00 p/w with long term tenants in place...To book an inspection please call our office today..